



Industrial For Sublease

Property Name: Ann Arbor Commerce Center
Location: 802-864 Phoenix Drive, Unit: #832
City, State: Ann Arbor, MI
Cross Streets: NW Corner of Varsity and Ellsworth
County: Washtenaw
Zoning: Limited Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 49,747	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 4,222	Available Shop Sq. Ft.: 1,921	Office Dim: N/A
	Available Office Sq. Ft.: 2,301	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'	Multi-Tenant: Yes	Year Built: 1976 (Retrofit: 2010)
Grade Level Door(s): 1: 10 x 12	Rail: No	Sprinklers: No
Truckwells or Docks: 0	Security: No	Signage: Yes
Exterior Construction: Block/Brick	Interior: N/A	Exterior: N/A
Structural System: Steel	Lighting: Metal Halide	Roof: Rubber
Air-Conditioning: 100% HVAC	Bay Sizes: N/A	Floors: Concrete
Heating: GFA/HVAC	Restrooms: M and W	Floor Drains: Yes
Availability: Immediately	Cranes: No	Acreage: 4.030
Power (Amps/Volts): N/A	Parking: N/A	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$12.95	Mthly Rate: N/A	TD: N/A
Lease Type: MG	Taxes: \$1.35/SF (2024)	Deposit: N/A
Lease Term: -	Parcel #: 09-12-09-400-020	Assessor #: N/A
Sublease Term: thru 8/31/2026	Imprv Allow: N/A	Options: N/A

Tenant Responsibility: 2025 Budget for Operating Expenses is \$4.00/SF

COMMENTS

Taxes, insurance and CAM estimated at \$4.00/sf 2025. Unit is 100% heated and air-conditioned.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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